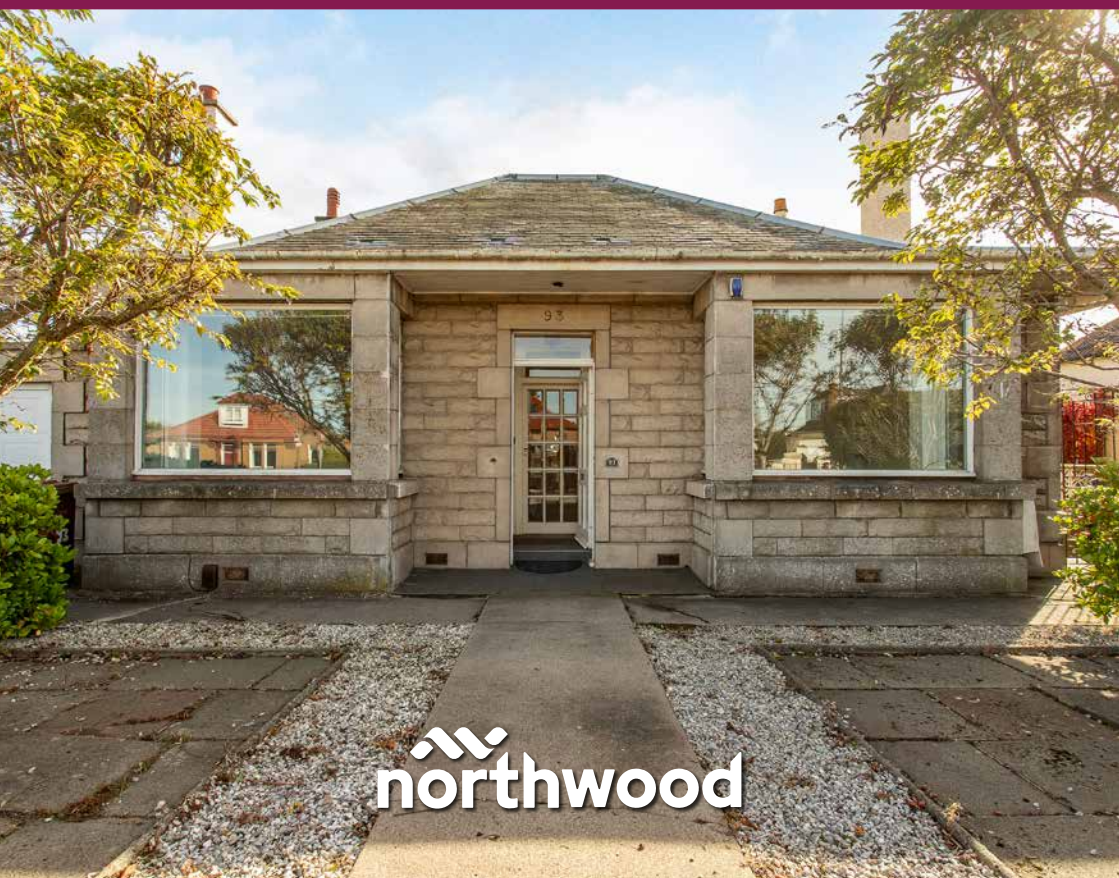




93 Glasgow Road

Corstorphine, Edinburgh, EH12 8LH





Welcome to 93 Glasgow Road

Welcome to a stunning detached bungalow, which offers a wealth of space and exquisite interiors presented in walk-in condition, including two reception rooms, three double bedrooms, and two bathrooms, as well as private parking and a south-facing garden.



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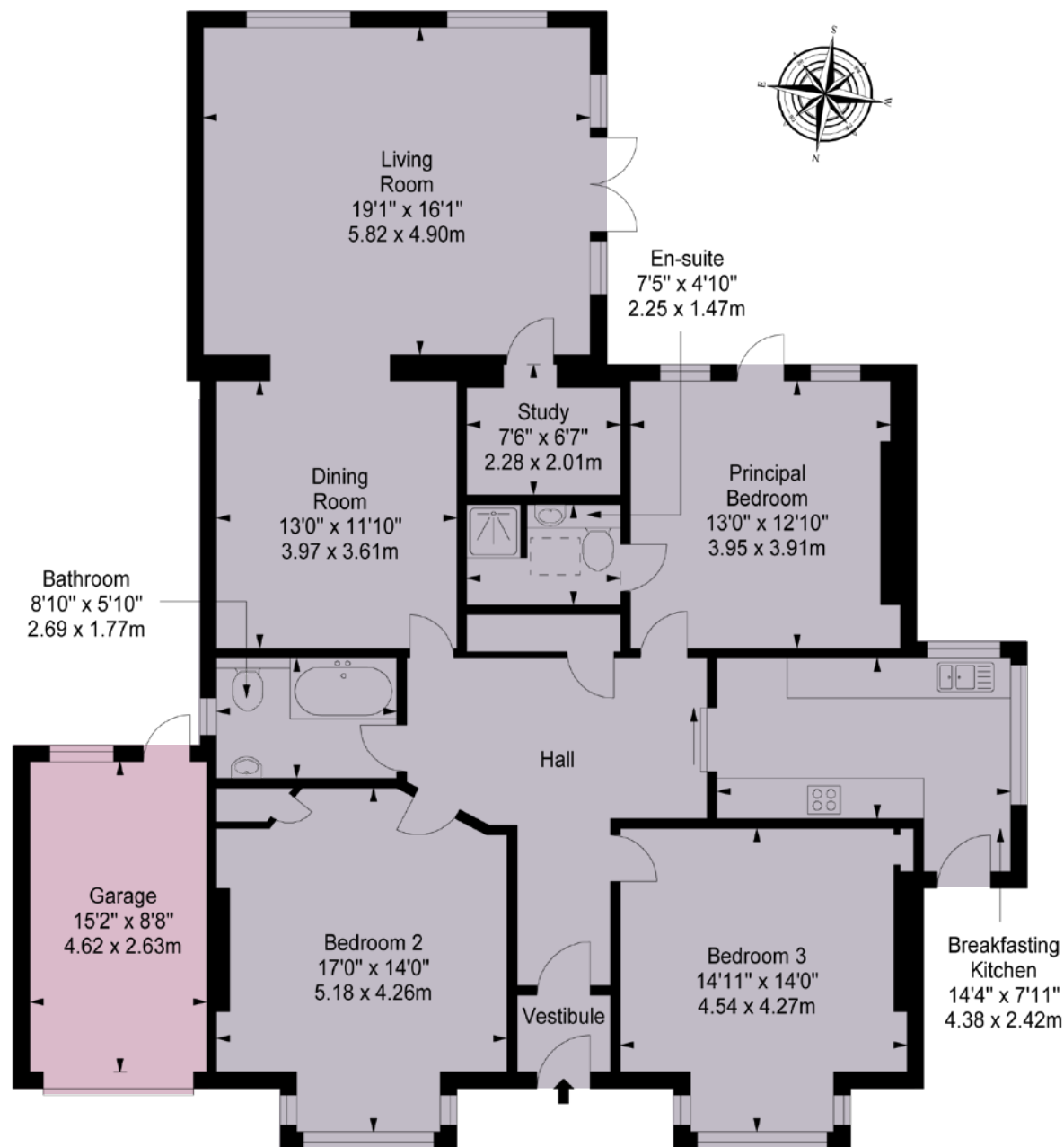
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Corstorphine



Property Name

93 Glasgow Road

Location

Corstorphine, Edinburgh
EH12 8LH

Approximate total area:

158.7 sq. metres (1708.3 sq. feet)

Ground Floor

External

The floorplan is for illustrative purposes.
All sizes are approximate.

A large detached bungalow

Extended and finished to high standards

This detached bungalow is a deceptively large three-bedroom home, which has been extended and beautifully decorated throughout in neutral tones. Finished to impressive standards, it boasts generously proportioned rooms that capture lots of natural light. It also has a premium kitchen and two high-end bathrooms. The roof has been recently repaired too, with vents installed and the four chimneys re-clad. With a private garage and a fully-enclosed landscaped garden, this exciting home meets all the needs of a wide range of buyers, including families, downsizers, and city professionals. Set directly beside Gyle Park in popular Corstorphine, the property has a sought-after location as well. Schools, supermarkets, and the Gyle Shopping Centre are all within easy walking distance, and bus links are a stone's throw away ensuring a swift connection to the city centre. Viewing is essential as this home will be in high demand.

The home's impeccable standards are apparent from the outset, the front door opening into a vestibule and hall, defined by stylish decoration. It is a pristine introduction, providing a glimpse of what to expect. The hall also offers a built-in cupboard and attic access for further storage.





Two reception rooms

suited to a range of lifestyles

The dual-aspect living room is the heart of this residence, boasting an expansive footprint that is bathed in warm light from the south and west. The room is further enhanced by a sumptuous palette of neutral hues and a quality wood-style floor that adds texture to the space. It can house a fantastic choice of lounge furnishings; plus, it extends out into the rear garden via French doors – perfect for families. An open archway leads to the adjacent dining room, creating a sociable flow of accommodation and the ideal setup for lively dinner parties and family meals. Just off the living area, there is also a study for working from home. If desired, this versatile space can be used creatively (such as a children's playroom) to suit a wide range of lifestyles.



Breakfasting kitchen

A bright cooking environment



The breakfasting kitchen sports a monochrome-inspired design, with white base and wall-mounted cabinets and black granite worksurfaces. It has excellent storage and expansive workspace, housing an integrated ceramic hob, a double oven, and a dishwasher. It also comes with a freestanding washing machine, a dryer, and space for a fridge/freezer. In addition, dual-aspect windows ensure a bright cooking environment throughout the day, whilst a door provides direct access to the front garden for added convenience.

Three large bedrooms

with matching décor

Located throughout the home, the three double bedrooms are all large doubles that enjoy a bright and airy ambience, along with ample floorspace for a wide choice of bedside furnishings. Each room mirrors the aesthetic of the living area, ensuring design continuity and a beautiful palette that is easy to style. The south-facing principal bedroom further benefits from a shelved recess and direct access to the garden's decking; plus, it has the luxury of an en-suite shower room.





Enjoy a bright and airy ambience

Meanwhile, bedroom two has a built-in cupboard and bedroom three has display shelving. These two rooms also feature box bay windows for a flood of natural light.



A high-standard en-suite and family bathroom

Enveloped in sandy-toned tiles, the principal bedroom's en-suite is of a high standard. It features a hidden-cistern toilet, a washbasin with downlit countertop, mirrored cabinet storage, a towel radiator, and a double walk-in shower enclosure. The family bathroom has a similar aesthetic and quality fixtures and fittings, but instead of a shower cubicle, it is fitted with a double-ended bathtub with handheld and overhead showers. The property has gas central heating and double-glazed windows for year-round comfort and efficiency.





A beautiful south-facing garden

Fully enclosed and family friendly



Externally, the home is nestled behind a low-maintenance front garden that is laid with paving and dotted with mature trees for decoration. To the rear, there is also a beautifully landscaped garden that is fully enclosed and family friendly. This garden features a raised decked area, as well as a generous lawn and patio framed by established planting. There are also mature apple trees that produce a lot of fruit. It offers fantastic privacy and a suntrap, south-facing aspect too. Furthermore, there is an extensive basement space underneath the property, which has the same footprint as the entire house providing a wealth of storage. A private front driveway and an attached single garage have off-street parking for two cars. EPC Rating - C

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a dryer to be included in the sale.



Corstorphine

Offering a wealth of amenities on your doorstep

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.





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